

## **NEGATIVE DECLARATION**

January 13, 2005

Project Name: Cingular Wireless – Zorro Water Tank Telecommunications Facility

Project Number: P03-136, Log No. 03-13-004

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for Noise.
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.
2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

None.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

**DEPARTMENT OF PLANNING AND LAND USE**

The applicant shall:

1. Specify on the "Enlarged Site Plan" or Sheet A-1 of the final site plans "two ground-mounted Carrier Model 38HDC048 air-cooled condensing units or equivalently sized equipment each with a maximum sound power level of 7.2 Bels." This sound power level is based on a tone-corrected value referenced to the ARI Sound Standard 270 in the Carrier equipment specifications (2001). The two units shall be ground-mounted on a concrete slab adjacent to the southeast corner of the equipment shelter.

Prior to occupancy of this telecommunications facility,

1. Submit to the satisfaction of the Director of Planning and Land Use for inclusion in the environmental file 03-13-004, digital photos demonstrating that the specified cabinets have been installed including their serial numbers or identification plates for each of the ground-mounted condenser units at the completed installation. A second set of photographs shall be provided to the project's construction manager.

Prior to final acceptance of this telecommunications facility by the County,

1. Facilitate an on-site County inspection in order to verify with the digital photographs submitted in the environmental file 03-13-004 that the installation of the specified cabinets described in the site plans and/or conditions of approval are correct.

As on-going condition of this Use Permit,

1. Be prohibited from a permanent installation of any additional unspecified exterior noise-generating equipment such as air conditioners or standby generators without a permit modification.

**DEPARTMENT OF PUBLIC WORKS**

- C. Prior to use of the premises pursuant to the Minor Use Permit, the applicant shall complete the following requirements:
1. Comply with street lighting requirements as follows:
    - a. Transfer the property subject to P03-136 into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer.
- D. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
1. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than one acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

**ADOPTION STATEMENT:** This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

San Diego County Planning Commission

on \_\_\_\_\_

SUSAN PORTER, Planning Manager  
Regulatory Planning Division

SP:EM:jcr

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